



General Assembly

Substitute Bill No. 389

February Session, 2006

* _____SB00389JUD__041806_____*

AN ACT AUTHORIZING MUNICIPALITIES TO ESTABLISH A SPECIAL ASSESSMENT ON BLIGHTED HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective July 1, 2006*) (a) Any municipality that
2 has regulations preventing housing blight under subparagraph (H)(xv)
3 of subdivision (7) of subsection (c) of section 7-148 of the general
4 statutes, may, by ordinance adopted by its legislative body on
5 recommendation of its board of finance or equivalent body, provide
6 for a special assessment on housing that is blighted, as defined in such
7 regulations.

8 (b) Prior to initial approval by the legislative body of such
9 municipality of the plan for implementation of the special assessment
10 to be provided pursuant to the provisions of this section, the executive
11 authority of such municipality shall appoint a committee consisting of
12 not less than six taxpayers of such municipality, one of whom shall be
13 a landlord, the tax assessor and representatives of municipal agencies
14 responsible for zoning and health, housing, fire and other safety code
15 compliance. The committee shall undertake and complete, within a
16 period not in excess of sixty days following such appointment, a study
17 and investigation with respect to such special assessment and shall
18 submit a report to the board of finance or equivalent body of such
19 municipality. The report shall include, but not be limited to, the

20 following: (1) A statement describing the fiscal effect of a special
21 assessment on the revenue for the municipality; (2) identification of
22 properties that may be subject to a special assessment; (3) the amount
23 of property taxes generated by the properties and the cost to the
24 municipality for code enforcement on such properties, including costs
25 for police and fire personnel; (4) recommendations with respect to the
26 form and extent of any assessment; and (5) standards for imposition of
27 the assessment. In establishing any standards, the committee shall
28 consider the number of outstanding health, housing and safety
29 violations for the property, the number of times municipal health,
30 housing and safety personnel have had to inspect the property and the
31 cost to the municipality to enforce code compliance on the property.
32 After the initial approval of the special assessment by the legislative
33 body of such municipality, such plan may be amended from time to
34 time by vote of its legislative body on recommendation of its board of
35 finance or equivalent body without compliance with the requirements
36 of this subsection applicable to such initial approval.

37 (c) Any ordinance adopted under subsection (a) of this section shall
38 include, but not be limited to, the following: (1) Standards to
39 determine if a special assessment should be imposed on a property, (2)
40 the amount of the assessment, which shall be a reasonable amount and
41 based on an analysis of the costs to the municipality code inspection
42 and enforcement, including costs for police and fire personnel, (3)
43 procedures for notice to the property owner of imposition of the
44 special assessment, which shall include a time period to remedy the
45 code noncompliance before the assessment is due and a process for
46 appeal of an assessment, and (4) the appointment of a board consisting
47 of the finance director, tax assessor and municipal code enforcement
48 official to determine when the special assessment should be imposed
49 on specific property. Annually, the legislative body shall review the
50 amount of any assessment to be imposed pursuant to an ordinance
51 adopted under this section and may revise such amount.

52 (d) Any funds received by a municipality from a special assessment
53 imposed pursuant to an ordinance adopted under subsection (c) of this

54 section shall be deposited into a special fund or account maintained by
55 the municipality which shall be dedicated for expenses of the
56 municipality related to enforcement of ordinances regulating blight
57 and state and local health, housing and safety codes and regulations,
58 including expenses related to community police.

59 (e) Any unpaid special assessment imposed by a municipality
60 pursuant to the provisions of an ordinance adopted under subsection
61 (c) of this section shall constitute a lien upon the real estate against
62 which the fine was imposed from the date of such fine. Each such lien
63 may be continued, recorded and released in the manner provided by
64 the general statutes for continuing, recording and releasing property
65 tax liens. Each such lien may be enforced in the same manner as
66 property tax liens.

This act shall take effect as follows and shall amend the following sections:		
-------------------------------------------------------------------------------	--	--

Section 1	July 1, 2006	New section
-----------	--------------	-------------

PD *Joint Favorable Subst.*

JUD *Joint Favorable*